



OFFICES OF THE COUNTY EXECUTIVE

Isiah Leggett  
*County Executive*

Timothy L. Firestine  
*Chief Administrative Officer*

September 15, 2008

Robert Hydorn, President, MFV Board of Directors  
Montgomery Village Foundation, Inc.  
10120 Apple Ridge Road  
Montgomery Village, Maryland  
20886-1000

*Via facsimile and electronic mail*  
No. (301) 990-7071

Dear Mr. Hydorn,

Thank you for your letter dated July 23, 2008 regarding the Foundation's concerns about the County's consideration of use of a portion of the Webb Tract for the Public Safety Training Academy and the MCPS Food Distribution Warehouse. I am responding on behalf of Mr. Leggett to the series of questions you have asked. We are still developing potential plans, but can provide you with initial responses to the very good questions that you have posed. Our responses follow each question that you have posed:

Environmental and Safety Concerns

**Question 1:** There is a need for a considerable amount of open space to buffer the PSTA and MCPS food preparation and distribution facilities that would be in close proximity to East Village residences. Please identify property that would become a buffer.

**Response 1:** When we initially began meeting with the community leadership, we were looking at approximately 29 acres on the Snouffer School Road side of the site. After meeting with the leadership and the community and walking the site, we determined that it made sense to acquire the entire ½ of the site that is along Snouffer School Road. That constitutes about 41 acres of buildable land. The land that we are looking at has been approved for development of 13 warehouse building pads plus service roads. We have a consultant that has been working on a layout with a buffer area near the East Village community. Our consultant has also been working with facility placement to use what would be the built environment to buffer impacts. As you know we will be providing community leaders with a presentation and tour of the current

Public Safety Training Academy next Monday, September 22, 2008 at 6:30 pm. We hope that you will be able to attend so that we can discuss possible site configurations with you.

**Question 2:** Please identify the actual number of acres that the County would purchase for the PSTA and MCPS food preparation and distribution facilities.

**Response 2:** As described in the preceding response, we originally looked at 29 buildable acres. We are now looking at 41 buildable acres. If it makes sense we may also acquire the stream area that splits the site as public reservation area that would not be built upon.

**Question 3:** We have observed that at least four or five tanker trucks of liquid propane are on site at the current PSTA facility to produce the controlled fires required for the burn building and other training.

**Response 3:** There are no tanker trucks stored at the Training Academy that have liquid propane stored in them. At the present Training Academy site there are liquid propane tanks that are static displays – or props -- for training purposes. These tanks have underground controlled supply lines that feed the training tanks for firefighters to train with in combating liquid petroleum tank fires. The simulated training tanks do not have liquid petroleum liquid stored in them. There is also a tanker rail car that is empty and is a static training simulator prop for hazardous materials response training. The tanker rail car does not have any supply propane piping that goes to it. The propane tanker rail car is an empty static training prop for hazardous materials rail car emergency training. We use 1 storage tank for on-site storage of propane, which is what you would find at a neighborhood gas station that sells propane. The Fire Training Activities Building is supplied by the same propane distribution tank. The propane supply lines are buried underground and piped into the interior of the Training Building and the supply is controlled by the Symtron control computer operator who turns the flow on and off for exercises.

**Question 4:** Is it safe to have a burn building that will produce smoke (both from propane-based fires and from the burning of automobiles and tires) located so close to the Montgomery Airpark?

**Response 4:** The new PSTA will burn only propane and not Class A (wood pallets) or tires. The smoke that will be used is theatrical smoke and will quickly dissipate. We are working closely with the Revenue Authority and will ensure that there will be no endangerment. Also, there could be training benefits from locating our Academy near our airpark, as has been done elsewhere in the country.

**Question 5:** How can we assure the community that these will be secured in the greatest possible manner?

**Response 5:** The propane supply tank is situated in a locked secured and safe fenced area with a distribution center that feeds the LPG into the simulated training tanks when firefighter training is taking place. Only the Training Academy Staff and Instructors have access to the secured

propane distribution area. The simulator propane tanks are then purged of any remaining propane product after the firefighter training is completed and the supply from the distribution tanks is locked and tagged off. Additionally, any propane tank used for supplying simulated training devices will be installed in accordance with federal and state safety regulations.

**Question 6:** Would the extent of the hazardous materials burns be limited to cars and their tires? Approximately how many such burns would be made per month?

**Response 6:** The necessary hazardous materials training burns would be limited to propane fires and small contained one gallon petroleum fire extinguisher training fires. We would not be burning vehicles, other than props fueled by propane. There would be no rubber burning. There are presently 9 scheduled such burns throughout the yearly training sessions.

**Question 7:** Would the County be willing to limit all fire activity on the Webb Tract by using propane and make use of existing alternative off-site locations for the burning of vehicles, oil and other combustible materials?

**Response 7:** The fire activity training will be done with propane as discussed above. Other materials will not be burned with the vehicle props. For fire training that is needed involving Class A materials and tires, the training will be done at off-site locations.

#### Traffic Concern

**Question 8:** We would like to see the results of a real-time traffic study with the latest data you can provide using peak hour data

**Response 8:** We have waited to do a traffic study until schools are back in session to ensure that we capture all sources of expected traffic. We will be doing a traffic study imminently and will share the results with you.

#### Operational Issues

**Question 9:** What are the operating hours of the PSTA and the MCPS food preparation and distribution facility? Would consideration be given to adjusting both schedules if necessary?

**Response 9:** The PSTA typically operates five days a week from 7:00 am to 5:00 pm except County holidays. There are however some classes that may be conducted periodically in the evening hours. Rookies will have night driver training 1 evening each week for a period of 4 weeks. Similarly when rookies are in the Alcohol Enforcement rotation, they may perform traffic stops outside of the Academy until 11 pm. This occurs 8-12 times per year. There may also be occasional night training for Fire and Rescue personnel. These activities have not been a problem at the current location.

To respond to your question about the MCPS Food Distribution Warehouse, the facility generally operates as follows:

5:30 a.m. – 2:00 p.m. deliveries by local vendors (approximately 1 per hour)  
6:30 a.m. 17 MCPS trucks have left for school deliveries  
7:00 a.m. – 2:00 p.m. tractor trailers scheduled deliveries (0-2 per day except July-September 4-5 per day).

There are approximately 130 employees on site. While this information goes beyond what you requested, there are no noxious odors at the facility. Trash and recyclables are contained within the building and are taken by truck for disposal and recycling approximately 2 times per week. Tractor trailer trucks are 53' and delivery trucks are 28'.  
If a problem arises, we will work with the surrounding community to address it.

**Question 10:** What provisions would be made to ameliorate noise, including that of back-up beepers, on large trucks and other vehicles?

**Response 10:** At this time, we do not know that there would be a noise problem. We will evaluate noise and make sure that it is properly addressed.

**Question 11:** We have heard that there are plans to move all facilities currently located at the County service park on Crabbs Branch Way with the exception of the Day Laborer Facility. What are the plans for a permanent location of the Day Laborer Facility?

**Response 11:** The Day Labor Facility will go with Highway Maintenance.

Please feel free to call me with any questions. I look forward to continuing to work with the Foundation and the community and to share information as it is developed. The involvement of the Foundation, the East Village and other community groups is very important to the development and implementation of uses at the Webb site.

Sincerely,

/s/

Diane R. Schwartz Jones  
Assistant Chief Administrative Officer

Isiah Leggett, County Executive  
Mike Knapp, President, Montgomery County Council  
Tim Firestine, Chief Administrative Officer  
Terry O'Grady, President, East Village Homes Corporation  
David B. Humpton, Executive Vice President, Montgomery Village Foundation

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